



5 Broadgate Crescent, Almondbury, Huddersfield, HD5 8HT  
Offers Around £250,000

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## NO UPPER CHAIN

This 3 bedroom, semi-detached property is situated on a spacious corner plot in the highly desirable and much sought after residential area of Almondbury. The property currently has gas fired central heating and uPVC double glazing, however does require some modernisation and improvement works which have been reflected within the asking price.

Externally the property enjoys gardens to 3 sides, together with a block paved driveway and detached single garage. An internal viewing is highly recommended to appreciate the size of the plot and potential the property provides.

Conveniently positioned for access to the amenities in Almondbury village, as well as local schooling and Huddersfield town centre. The property would ideally suit the first time buyer or young and growing family alike.

Energy Rating: D

## GROUND FLOOR:

Enter the property through a uPVC double glazed, external door gives access into:-

### Entrance Hall

With stairs rising to the first floor, store cupboard and access into the utility room.

### Utility Room

5'11" x 6'8" (1.80m x 2.03m)

Having base cupboards with ceramic sink unit, mixer taps and side drainer. There is also a low flush WC, plumbing for a washing machine, tiled floor and uPVC double glazed window.

### Lounge

16'9" x 12'8" (5.11m x 3.86m)

A most spacious through lounge, which has 2 central heating radiators, uPVC double glazed window to the front, fitted gas fire, built-in cupboards and drawer units. An archway leads through to the sun lounge.

### Sun Lounge

12'1" x 3'2" (3.68m x 0.97m)

With sliding uPVC double glazed door which give access to the rear garden.



## Breakfast Kitchen

11'2" x 11'1" (3.40m x 3.38m)

Having a range of wall and base units with laminated work surfaces, part tiled walls, 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, inset stainless steel sink unit with mixer taps and side drainer, central heating radiator and uPVC double glazed window.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window. The main landing has loft access and in turn gives access to:-

### Bedroom 1

12'6" x 11'4" (3.81m x 3.45m)

Having a range of fitted furniture including 5 door wardrobes with hanging and shelving facilities, matching bedside drawer units with lighting above, further bank of fitted drawers and central dressing table with vanity mirror and light above. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

12'6" x 9'4" (3.81m x 2.84m)

Having a central heating radiator, uPVC double glazed window and ceiling coving.





#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Huddersfield on the A629 Wakefield Road passing through the traffic lights at Aspley and at the traffic lights with Somerset Road take a right hand turning into Somerset Road and then right into Broadgate. Take the third right hand turning into Broadgate Crescent where the property can be found on the right hand side identified by a Bramleys for sale board.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

D

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### Bedroom 3

11'1" x 9'0" (3.38m x 2.74m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, ceiling coving and central heating radiator.

#### Bathroom

Being part tiled to the walls, having a 2 piece suite comprising of a pedestal wash basin and panelled bath with overhead shower and shower screen. There is uPVC double glazed window and a central heating radiator.

#### Separate WC

Being part tiled to the walls, having a low flush WC and uPVC double glazed window.

#### OUTSIDE.

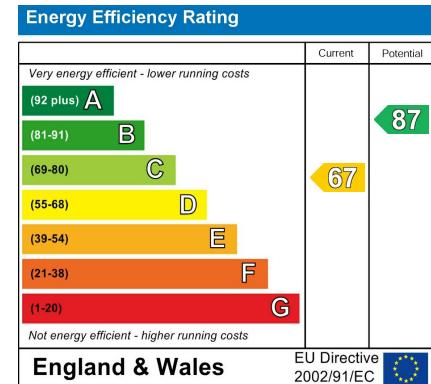
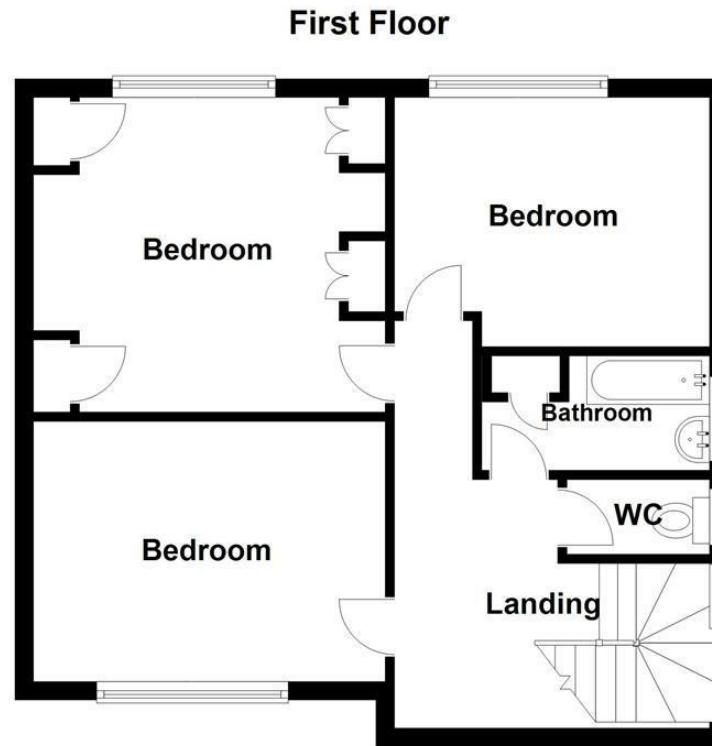
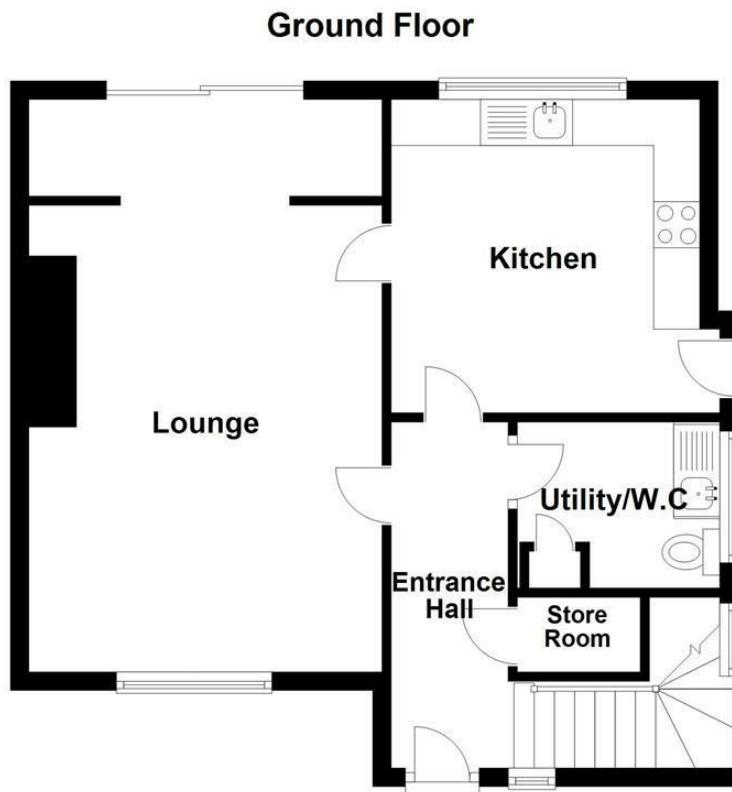
There are lawned gardens to the front of the property, together with a block paved side driveway which provides off road parking and in turn gives access to the detached single garage. There are side gardens with mature borders of flowers, bushes and trees. The rear garden comprises of a flagged patio, lawned area and mature borders.

#### Garage

With up and over door.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY